Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	153 Grange Road, Fairfield Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,643,500 Property Type House Suburb Fairfield

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	217 Station St FAIRFIELD 3078	$1,302,000	30/01/2025
2	14 Harker St ALPHINGTON 3078	$1,576,500	22/02/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 11/06/2025 11:39

153 Grange Road, Fairfield Vic 3078

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2 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
March quarter 2025: $1,643,500

Comparable Properties



217 Station St FAIRFIELD 3078 (REI/VG)

3 1 1

Price: $1,302,000
Method: Auction Sale
Date: 30/01/2025
Property Type: House (Res)
Land Size: 496 sqm approx

Agent Comments



14 Harker St ALPHINGTON 3078 (REI/VG)

1 1 1

Price: $1,576,500
Method: Sold Before Auction
Date: 22/02/2025
Property Type: House (Res)
Land Size: 363 sqm approx

Agent Comments

3 Bed, 1 Bath, 1 Car

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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